

**Springerville Planning & Zoning Commission  
Regular Session Minutes  
April 8, 2004**

Present: Betty Amator, Larry Martin, Kay Matthews, and Dan Slaysman.

Absent: Chair-Arnold Moya, Vice-Chair Bill Lucas, Bridgett Laney

Staff: Kurt Hassler – Zoning Administrator, Michelle Schlosser

Public: Pat and Evelyn Arabie, Jan Burr, Rita Godsey, Chuck and Joan Williams, Peggy Reed, Alan Watkins, Walter Brannan, Memory Jackson, Thea Clemons, Jeff Plucas, Willie Castillo, Dan and Amy Pulsifer, PJ & John Murphy, Roma Watkins, Leonard Garcia, Edde Castillo, Ramon Castillo, Flora Castillo, Bill Will, Linda Castillo, Karen Castillo, Lonnie & Landon Baca, Pete Hunt and Carl Wibel.

**1. Call to Order**

The meeting was called to order at 7:00pm by Kurt Hassler, Zoning Administrator.

Roll Call:	Present:	Betty Amator Larry Martin Kay Matthews Dan Slaysman
	Absent:	Chair-Arnold Moya Vice Chair-Bill Lucas Bridgett Laney

Kurt: A Commission member needs to be nominated to run this meeting as both Chairman Moya and Vice Chairman Lucas are absent.

Motion to nominate Kay Matthews by Betty Amator/Larry Martin.

**2. Public Participation**

Pat Arabie: I set up a meeting for the Arizona Travel Parks Association and they are going to come and give a presentation in our Park May 6, 2004, 6p.m. I will get with Kurt on the day and time that would be most convenient for all members.

Jan Burr: As you create your master plan, keep in mind there are a lot of Title conflicts.

Kay Matthews: I will be closing public participation at this time.

Motion made to go to number 9 on the agenda and work backwards by Larry Martin/Dan Slaysman.

**9. CUP2004-C005**

Consider a conditional use permit application from CRW Construction, LLC to operate a recreational vehicle park on parcel number 105-22-022T.

Kurt: You received in your packets the requested survey and then separately, two letters from the applicants and a copy of several deeds regarding the title search. That should satisfy your request. If you have any additional questions I'd be happy to answer them.

Betty Amator: My concern is your asking P&Z for approval without us knowing all of this, how are we going to base our vote?

Chuck Williams: Just make that a condition of the use.

Kurt Hassler: My recommendation is to make that a condition.

Dan Slaysman: So we have no more complaints that have come into the office?

Kurt: No, except for the petition with 43 signatures received this morning at Town Hall.

Larry Martin: If you put in an RV Park, fenced it in, adjusted the easements, do you think that it would really be used, as the neighborhood looks?

Chuck Williams: We are questioning that.

Larry Martin: Maybe it would do more for the neighborhood and you to do something else aesthetically pleasing because the neighborhood doesn't seem to care or they would clean it up.

Motion made to deny CUP2004-C005 based on opposition by the neighbors and if the applicant wishes to pursue, they have a right to appeal to the Town Council to overturn our decision by Dan Slaysman/Larry Martin.

**8. CUP2003-C009**

Review of conditional use permit issued to Cellular One to erect a communications tower behind the El Jo Motel at 425 E. Main St., Springerville, Arizona, parcel #105-20-049B.

Kurt Hassler: We have 3 reviews on the agenda tonight. These reviews are generally recommend that in the future, if reviews come up, we will go out to the property, review it, if no violations or we have not received any complaints, we would just review that in house and have it be put in the zoning administrator report to save on a couple of agenda items. On Cellular One, no action has been taken on this cup to go forward so we consider this null & void.

Carl Wibel: We applied in August of 2003, went through numerous hearings, it was tabled numerous times, denied the permit several times with additional conditions put on it. You made it almost impossible to erect the tower. I am here to say we are very disappointed in regards to the way the issues were handled. We have no desire to follow through with a CUP for this site.

Kurt: This automatically becomes null & void, no action required buy the commission.

**7. CUP#071802**

Review of conditional use permit issued to the Women's Choice Pregnancy Clinic to operate a women's clinic at 109A "C" St., parcel #105-23-010.

Kurt: We've received no complaints, no problems with what they are doing, no action required.

**6. CUP2003-C006**

Review of conditional use permit issued to Billie and Darnell Willis to operate a vehicle repair garage, vehicle rental service and limited vehicle storage at 1447 E. Main St., parcel number 105-23-001.

Kurt: There were a couple of issues with this one, I met with Mr. Willis, he addressed all my concerns and we have received no complaints. No action required.

5. **MINUTES**

Consider approval of the minutes from the Planning & Zoning Commission meeting held on March 18, 2004.

Motion to approve minutes as is by Betty Amator/Larry Martin.

Vote	Ayes:	Betty Amator Larry Martin Kay Matthews Dan Slaysman
	Nays:	None

4. **MINUTES**

Consider approval of minutes from the Planning and Zoning Commission work session held on March 18, 2004.

Page 2, two corrections:

- Change Pat Burr to Jan Burr
- Fix misspelling of Edie (Edde)

Motion to approve minutes with the changes by Larry Martin/Dan Slaysman.

Vote:	Ayes:	Betty Amator Larry Martin Kay Matthews Dan Slaysman
	Nays:	None

3. **ZONING ADMINISTRATOR REPORT**

Summary reports will be given and no action will be taken on any matters mentioned in the summary unless listed in the agenda.

Kurt Hassler: I propose we submit the RV criteria for the June meeting.

Kay Matthews: That's fine.

Kurt Hassler: The other issue is what I am interpreting as a "re-zone"; Jim Muth is stating it's a "map correction". I will get a legal opinion on that.

Dan Slaysman: Didn't we speak to the attorney about the 300' issue before?

Kurt Hassler: The prior issue brought up in February, March of last year, where is that 300' measured from? That decision was a map provision and was determined off the "edge of the right-of-way". Now the issue is get rid of that strip zoning and zone per parcel so we have a little bit more research to do and should be able to present a map showing which parcels, etc.

Betty Amator: Under our zoning code book we have a thing called "amendment" that is the same thing as rezone. In the past we have known that in order to correct a map, anything to alter a zoning map or whatever you do by amendment then you don't have to do it all by parcel. I think the commission needs to study what portions have large acreage to designate big shopping malls to not have it totally stripped.

Kay Matthews: I thought we talked before about doing this in one large swoop?

Kurt Hassler: If that doesn't meet the publics' timeline, they may want to go through either a map revision or a rezone on individual lots that a developer may be looking at. They may not have 6 months to wait and want to get it done in a couple of maps. A rezone takes a couple of months if you push it.

**10. STORAGE BINS**

Discussion regarding portable storage bins.

Kurt Hassler: This was brought to me by the Mayor, Kay Dyson. The question is "can they move in these portable storage bins"? We are talking about a cargo ship like container. There are several around town already. I interpret the code book to have those as a storage shed and there isn't anything there to regulate them. The question is "do you guys want to regulate those"? If you do, we come back with some language, if you don't, we drop it.

Larry Martin: If we don't have some sort of control they can be unsightly.

Kurt Hassler: I think that was Mayor Dyson's concern. They look good at first then over the years . . .

Dan Slaysman: And under definition of a storage bin they could be a 53' long semi-trailer.

Kurt Hassler: Yes. Do you want any information on the storage bins?

Dan Slaysman: I think we should come up with some type of description of a storage bin.

Kurt Hassler: Think about it over the next month. My question is "do you want me to present you any information"?

Larry Martin: Yes, present research on storage bins.

Kurt Hassler: Okay. We'll check around to see if anyone else does it, if there's some kind of a common definition, anywhere from a storage bin sold as a prefab unit made at Woodland to semi-trailers.

**10. ADJOURNMENT**

Motion to adjourn the meeting by Larry Martin/Dan Slaysman.

Vote:	Ayes:	Betty Amator Larry Martin Kay Matthews Dan Slaysman
	Nays:	None

---

Acting Chairman, Kay Matthews